153.0	0007	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	794,800 /	794,800
					USE VALUE:	794,800 /	794,800
					ASSESSED:	794,800 /	794,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		FAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YESILALTAY AYCE &	
Owner 2:	SHEN CHASE	
Owner 3:		
Street 1:	10 FAYETTE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	NASON WALTER C JR/TRUSTEE -
Owner 2:	NASON REALTY TRUST -
Street 1:	10 FAYETTE ST
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 1712 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	338,800		456,000	794,800
Total Card	0.115	338,800		456,000	794,800
Total Parcel	0.115	338,800		456,000	794,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.25 | /Parcel: 464.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 102061

GIS Ref

GIS Ref

Insp Date 10/13/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	338,900	0	5,000.	456,000	794,900	794,900	Year End Roll	12/18/2019
2019	101	FV	246,200	0	5,000.	427,500	673,700	673,700	Year End Roll	1/3/2019
2018	101	FV	246,200	0	5,000.	353,400	599,600	599,600	Year End Roll	12/20/2017
2017	101	FV	246,200	0	5,000.	324,900	571,100	571,100	Year End Roll	1/3/2017
2016	101	FV	246,200	0	5,000.	296,400	542,600	542,600	Year End	1/4/2016
2015	101	FV	236,700	0	5,000.	290,700	527,400	527,400	Year End Roll	12/11/2014
2014	101	FV	236,700	0	5,000.	270,200	506,900	506,900	Year End Roll	12/16/2013
2013	101	FV	206,900	0	5,000.	257,100	464,000	464,000		12/13/2012

!12047!

PRINT

Date	Time
12/11/20	02:09:59

LAST REV

Date	Time
05/25/17	09:27:15

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12047

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NASON WALTER C	59278-42		6/12/2012		558,000	No	No		
NASON WALTER C	43770-88		9/24/2004	Convenience	99	No	No		
HOFFMAN MARTIN	8634-299		12/15/1955	Family	1	No	No		N

USER DEFINED

Prior Id # 1:	102061
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/2015	1270	Re-Roof	10,600		9/3/2015			Strip and re-roof.
6/28/2012	814	Redo Kit	28,549					REPL 28 WINDOWS &
11/23/1997	692	Manual	3,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2016	Measured	DGM	D Mann
10/13/2016	Permit Visit	DGM	D Mann
11/4/2015	Permit Insp	PC	PHIL C
6/24/2013	Info Fm Prmt	BR	B Rossignol
9/12/2012	MLS	EMK	Ellen K
7/16/2012	Info Fm Prmt	BR	B Rossignol
11/5/2008	Meas/Inspect	189	PATRIOT
1/5/2000	Inspected	263	PATRIOT
11/30/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20321393
Const Adj.:	0.97515047
Adj $ / SQ:	158.397
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416226
Depreciation:	77418
Depreciated Total:	338808

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

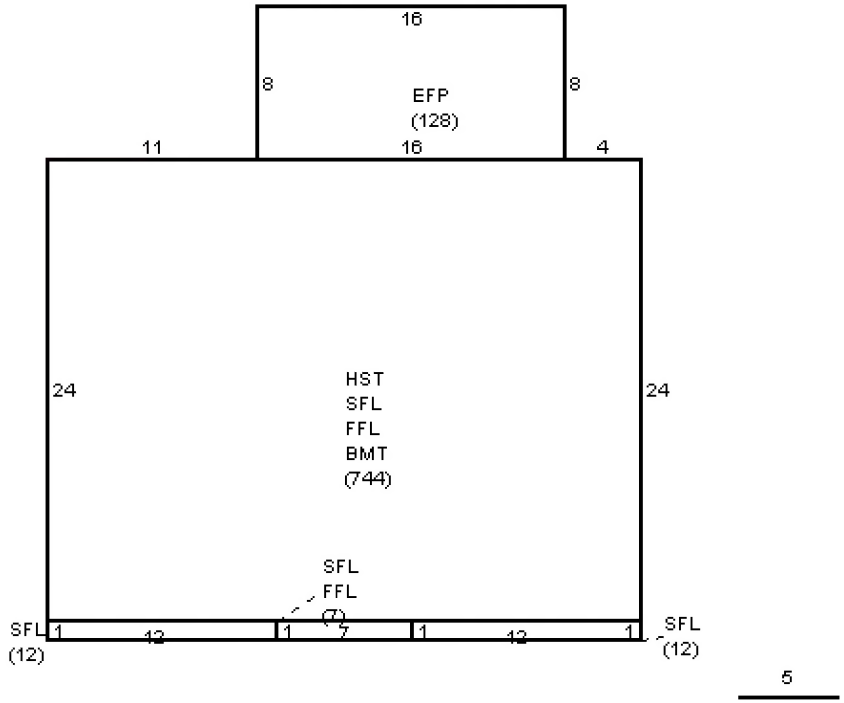
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.40
Special Features:	0	Val/Su Net:	122.31
Final Total:	338800	Val/Su SzAd	178.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	775	158.400	122,758
FFL	First Floor	751	158.400	118,957
BMT	Basement	744	47.520	35,354
HST	Half Story	372	117.210	43,604
EFP	Enclos Porch	128	47.290	6,053

Net Sketched Area:	2,770			Total:	326,726
Size Ad	1898	Gross Are	3142	FinArea	1712

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	